APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 8, 2023

(You may also file on-line at www.arapahoegov.com/assessor)

PIN # 031036518

OWNER: LAPP MICHAEL B

What is your estimate of the value of your property as of June 30, 2022

Property Classification: 1212 - 1212 Single Family Residential PROPERTY ADDRESS: 2845 S OGDEN ST

APPRAISAL PERIOD: Your property has been valued as it existed on January 1 of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2020 and ending June 30, 2022 (the base period). The current year value represents the market value of your property, that is, an estimate of what it would have sold for on the open market on June 30, 2022. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2022. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

		ALL PROF	PERTY TYPES (Market A	Approach)		
Colorado Law require deflation to the end of	utilizes sales of similar propes the Assessor to exclusively f the data-gathering period, I toccurred in your immediate	y use the market approach June 30, 2022. If you belie	to value residential property has	perty. All sales must be s been incorrectly value	=	
PIN#	Property Ad	<u>ldress</u>		Date Solo	<u>d</u>	Sale Pr
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If mailed - postmarked no later than June 8 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

THIS IS NOT A TAX BILL

Scan to see map --->



LITTLETON OFFICE

5334 S. Prince Street Littleton, CO 80120-1136 Ph: 303-795-4600 Fax: 303-797-1295 TDD: Relay-711

LAPP, MICHAEL B & LISA D 2845 S OGDEN ST ENGLEWOOD CO 80113-1745

AURORA OFFICE

15400 E. 14th PI Suite 500 Aurora, CO 80011

Ph: 303-795-4600 Fax: 303-636-1380 TDD: Relay-711

www.arapahoegov.com/assessor

	DATE	ROL#	CONTR	PIN NUMBER C		TAX AREA	TAX YEAR	
	4/15/23	2-06-006	6518 1971-35-2		03103	0010	2023	
LEGAL DESCRIPTION					PROPERTY ADDRESS			
S 75 FT OF PLOT 7 BLK 3 MC CLAIRS FOREST HILL SubdivisionCd 044000 SubdivisionName MC CLAIRS FOREST HILL Block 003 Lot 007					2845 S OGDEN ST			
CHANGE IN VALUE	PRIOR YEAR ACTUAL VALUE AS OF JUNE 30, 2020				,	PI		
						Residential		
+\$461,300	\$763,600		0	\$1,224,900	TOTAL			

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

VALUATION INFORMATION: Your property has been valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. For property tax year 2023, the actual value of the residential real property will be reduced by \$15,000 or the amount that reduces the valuation for assessment to \$1,000. The value of all other property is based on consideration of the market, cost, and income approaches to value. The actual value for commercial improved real property will be reduced by \$30,000 or the amount that reduces the valuation for assessment to \$1,000. The actual value above does not reflect the deduction.

Your property was valued as it existed on January 1 of the current year. Your taxes will be calculated using a percentage of current year actual value. The Residential Assessment Rate is 6.765%, Agricultural is 26.4% and all other Agricultural Business is 27.9%. Commercial Renewable Energy and Commercial Renewable Personal Property is 26.4% and all other commercial property is 27.9%. A change in the residential assessment percentage is not grounds for appeal or abatement of taxes, §39-5-121(1), C.R.S. Real property includes land and improvements. Improvements are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired, §39-1-102(7), C.R.S.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

ESTIMATED TAXES: The amount shown is merely an estimate based upon the best available information. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121 (1), C.R.S.

\$6,035.56

YOU HAVE THE RIGHT TO APPEAL YOUR PROPERTY VALUE OR ITS CLASSIFICATION.

The comparable sales listed below were used to value your property as of the appraisal date of 06/30/22



| NO PHOTO |
|-----------|-----------|-----------|-----------|-----------|
| AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE | AVAILABLE |
| | | | | |

	SUBJECT *********	SALE 1 ********	SALE 2 ********	SALE 3 ********	SALE 4 ********	SALE 5 ********
PARCEL ID	031036518	031035783001	031035848001	031036577001	031955726001	033574770001
STREET#	2845 S	2740 S	2771 S	2860 S	3919 S	3676 S
STREET	OGDEN	EMERSON	OGDEN	OGDEN	WASHINGTON	HURON
STREET TYPE	ST	ST	ST	ST	ST	ST
APT#						
DWELLING	*******	*******	*******	******	******	******
Time Adj Sale Price		1510000	1000459	881087	807310	736705
Original Sale Price	0	1510000	865000	751500	635000	561000
Concessions and PP	0	0	0	-1000	-3500	0
Parcel Number	1971-35-2-06-006	1971-35-2-01-004	1971-35-2-01-010	1971-35-2-07-001	2077-03-4-02-021	2077-03-2-19-006
Neighborhood	266	266	266	266	603	31
Neighborhood Group	214750	214750	214750	214750	214750	214750
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	290000	290000	290000	290000	210000	220000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Year Built	1941	1950	1941	1940	2003	1994
Remodel Year	2014	2007	2008	2012	0	2015
Valuation Grade	В	Α	В	В	В	В
Living Area	2241	2308	1616	1835	2256	1998
Basement/Garden Ivl	1019	1345	576	0	1296	609
Finish Bsmt/Grdn IvI	968	1262	384	0	388	595
Walkout Basement	0	0	0	0	0	0
Attached Garage	567	0	0	252	0	440
Detached Garage	520	836	360	0	616	0
Open Porch	125	0	0	0	408	71
Deck/Terrace	1103	76	639	135	988	436
Total Bath Count	3	3	2	2	4	4
Fireplaces	2	4	2	1	0	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	1173637	1359217	881244	919636	859066	764989
VALUATION	********	********	*******	********	********	*******
SALE DATE		05/09/2022	07/27/2021	06/10/2021	12/10/2020	10/01/2020
Time Adj Sale Price		1,510,000	1,000,459	881,087	807,310	736,705
Adjusted Sale Price		1,324,420	1,292,852	1,135,088	1,121,881	1,145,353
ADJ MKT \$	1,224,863					

Arapahoe County ASSESSOR OFFICE

APPEAL PROCEDURES

APPEAL BY MAIL OR FAX: If you choose to mail or fax a written appeal, you may complete the form on the reverse side of this notice and mail or fax it to the Assessor at the address below. To preserve your right to appeal, your mailed or faxed appeal must be postmarked or transmitted no later than June 8. The Assessor's fax number is 303-797-1295.

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

APPEAL ON-LINE AT: www.arapahoegov.com/assessor by June 8.

APPEAL OPTIONS: Appeals for all property types also include drop box, phone appointments and walk-in appointments. To enhance your experience, we are offering phone appointments with appraisal staff responsible for your area. You may request a phone appointment using our website by clicking on Schedule Appeal Appointment or by calling our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday - Friday, 7:30 a.m. - 5 p.m. Walk-in appointments may be made 05/01/2023 - 05/19/2023 only. County building doors close at 4:00 p.m.

If a property owner does not timely object to their property's valuation by 6/8/2023 12:00:00AM under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the county assessor.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by the last regular working day in June.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination regarding your appeal, or if you do not receive a Notice of Determination from the Assessor and wish to continue your appeal, you MUST file a written appeal with the County Board of Equalization on or before 07/15/2023.

AGENT ASSIGNMENT: If you authorize an agent to act on your behalf, attach a signed letter stating the agent's name, address, and phone number.

NOTE: Please observe the appeal deadlines; after these dates your right to appeal is lost. To preserve your appeal rights you may be required to prove you have filed a timely appeal; therefore, we recommend all correspondence be mailed with a proof of mailing (i.e. registered or certified mail).

Appeals will not be accepted after June 8